



## **Request for City Council Committee Action from the Department of Public Works**

**Date:** June 9, 2015

**To:** Honorable Kevin Reich, Chair Transportation & Public Works Committee

**Referral to:** Honorable John Quincy, Chair Ways and Means Committee

**Subject:** **Project Approval and Assessment Public Hearing for  
Hennepin/Lyndale Reconstruction (Franklin Ave to Dunwoody Blvd)  
Project 6726 (CPV027)**

### **Recommendation:**

- A. Pass a Resolution ordering the City Engineer to proceed and do the work and adopt special assessments in the amount of \$336,321.57 for the Hennepin/Lyndale (Franklin Ave W to Dunwoody Blvd) Reconstruction Project No 6726. (Levy 01026, Project 6726C).
- B. Pass a Resolution requesting the Board of Estimate and Taxation to authorize the City to issue and sell assessment bonds in the amount of \$336,325 for the Hennepin/Lyndale (Franklin Ave W to Dunwoody Blvd) Reconstruction Project No 6726 with the bonds to be paid from special assessments.

### **Previous Directives:**

February 17, 2015 – Project Designation, Cost Estimate, and Set Public Hearing

February 17, 2015 – Authorize amending the Kimley-Horn and Associates, Inc. contract by increasing the contract value in the amount \$240,450.

September 9, 2014 – Approve the project roadway layout for the reconstruction of the Hennepin-Lyndale Corridor between Franklin Ave W and Dunwoody Blvd.

November 19, 2013 - Authorize the execution of a contract with Kimley-Horn and Associates, Inc. for the design work relating to the reconstruction of Hennepin and Lyndale Avenues.

November 19, 2013 - Authorize negotiations with property owners for the acquisition of right-of-way and temporary construction easements for the Hennepin/Lyndale Reconstruction Project

### **Department Information:**

Prepared by: Ole Mersinger, P.E., Project Engineer 673-3537  
Suzette Hjermstad, R.E. Investigator II, 673-2401  
Don Elwood, P.E., Director of Transportation Planning and Engineering

Approved by: \_\_\_\_\_  
Steven A. Kotke, P.E., Director of Public Works

Presenters in Committee: Ole Mersinger, Project Engineer, Department of Public Works,  
Transportation Planning and Engineering

**Financial Impact**

Action is within the approved budget.

**Community Impact**

Neighborhood Notification: Stakeholders were notified of assessment, Staff met with stakeholders individually as needed to address questions regarding the assessment process. City Goals: Great Places - Natural and built spaces work together and our environment is protected.

**Supporting Information**Scope

The proposed project consists of full reconstruction of portions of Hennepin and Lyndale Avenues between Franklin Ave and Dunwoody Blvd including the Hennepin Frontage Road. The reconstructed roadway will consist of one lane in each direction repurposed to enhance the multi-modal experience of the corridor. A northbound lane will be repurposed to improve the pedestrian and bicycling trail area along the eastern edge of the project. The improvements will segregate the pedestrians and cyclists by removing much of the conflict that exists with the current trail configuration. A southbound lane will be repurposed as a left turn lane to improve traffic flow. The new lane configurations will help limit weaving and other traffic movements that impair the traffic flow through the corridor.

The proposed project will reconstruct the roadway including pavement, curb and gutter, signage, curbside sidewalks, ADA compliant curb ramps, street lighting per the City's Street Light Policy, and drive entrances.

Schedule and Funding

The project is to be completed over two construction years with utility work scheduled to begin in 2015 and roadway construction anticipated to occur in 2016.

The City of Minneapolis 2015 Adopted Budget appropriated funding for the PV027 Hennepin/Lyndale Reconstruction Project including:

- \$1,085,000 in net debt bond
- \$2,470,000 in Municipal State Aid funds
- \$195,000 in special assessment bonds
- \$250,000 in storm water bonds
- \$7,295,000 in federal grants

In addition, \$3,290,000 in net debt bonds, Municipal State Aid funds, and special assessment bonds are proposed for the 2016 budget.

Street Reconstruction Project Assessments

The proposed street reconstruction special assessments were determined by applying the 2015 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The 2015 reconstruction assessment rates are as follows:

\$2.46/sq ft – Non-Residential

\$0.82/sq ft - Residential

The proposed total assessment amount for the Hennepin/Lyndale Reconstruction Project is \$336,321.57. Individual assessments of more than \$150 would be collected over 20 years beginning on the 2017 real estate tax statements and assessments of \$150 or less would be collected in their entirety on the 2017 real estate tax statements with interest charged at the rate determined by the City Council for the appropriate assessment collection period.

Information has been provided in the notices as to how persons may prepay the special assessments in full without interest if they so choose.

Attachment    Project Map

cc:     Council Member Goodman, Ward 7  
         Council Member Bender, Ward 10  
         Jack Qvale, Secretary, Board of Estimation and Taxation  
         Craig Troutman, Finance  
         Mike Abeln, Director of Capital and Debt Management

**T&PW and W&M** – Your Committees recommend passage and summary publication of the accompanying Resolutions:

1. Ordering the work to proceed and adopting the special assessments for the Hennepin-Lyndale Corridor Reconstruction Project, Special Improvement of Existing Street No 6726.
2. Requesting the Board of Estimate and Taxation to authorize the City to issue and sell assessment bonds for the purpose of paying the assessed cost of street improvements in the Hennepin-Lyndale Corridor Reconstruction Project.

**Reich**

**Hennepin-Lyndale Corridor (Franklin Av W to Dunwoody Blvd)  
Reconstruction Project,  
Special Improvement of Existing Street No 6726**

**Ordering the work to proceed and adopting the special  
assessments for the Hennepin-Lyndale Corridor Reconstruction  
Project**

Whereas, a public hearing was held on June 9, 2015 in accordance with Article IX, Section 9.6 (c) of the Minneapolis City Charter and Section 24.110 of the Minneapolis Code of Ordinances to consider the proposed improvements as designated in Resolution 2015R-096 passed February 27, 2015, to consider the proposed special assessments as on file in the office of the City Clerk and to consider all written and oral objections and statements regarding the proposed improvements and the proposed special assessments;

Now, Therefore, Be It Resolved by the City Council of the City of Minneapolis:

That the City Engineer is hereby ordered to proceed and do the work as designated in said Resolution 2015R-096 passed February 27, 2015.

Be It Further Resolved that the proposed special assessments in the total amount of \$336,321.57 as on file in the office of the City Clerk be and hereby are adopted and assessed against the benefited properties.

Be It Further Resolved that the number of successive equal annual principal installments by which the special assessments of more than \$150 may be paid shall be fixed at twenty (20) and that the interest be charged at the rate determined by the City Council for assessments collected over the aforementioned time period with collection of the special assessments to begin on the 2017 real estate tax statements.

Be It Further Resolved that the number of installments by which all other special assessment of \$150 or less may be paid shall be fixed at one (1) and that interest be charged at the same rate determined by the City Council for assessments collected over the aforementioned time period with collection of the special assessments to be on the 2017 real estate tax statements.

## **Reich and Quincy**

**Requesting the Board of Estimate and Taxation to authorize the City to issue and sell City of Minneapolis bonds in the amount of \$336,325 for certain purposes other than the purchase of public utilities.**

Resolved by the City Council of the City of Minneapolis:

That the Board of Estimate and Taxation be requested to authorize the City to incur indebtedness and issue and sell City of Minneapolis bonds for the purpose of paying the assessed cost of street improvements in the Hennepin-Lyndale Corridor Reconstruction Project, Special Improvement of Existing Street No 6726, to be assessed against benefited properties as estimated by the City Council, which assessments shall be collectible in twenty (20) successive annual installments, payable in the same manner as real estate taxes.